

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-403-023; 177-09-403-026 through 177-09-403-029

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8075 Rancho Destino Road & 110 E. Windmill Lane
- Site Acreage: 3.89
- Project Type: Commercial
- Number of Lots/Units: 1

The plans depict a 1 lot commercial subdivision located on the north side of Windmill Lane between Haven Street and Rancho Destino Road. Five separate parcels will be merged into 1 commercial subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0756-01 (ET-0218-04)	First extension of time for a zone change to CRT to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	August 2004
ZC-0756-01	Reclassified the site to CRT zoning to convert existing residences into office buildings and constructed additional commercial buildings	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du.ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	CP	Single-family residential

Related Applications

Application Number	Request
WS-24-0673	Commercial development with waivers of development standards for landscaping, parking, residential adjacency, and an attached sidewalk is a companion item on this agenda.
VS-24-0672	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
ZC-24-0671	A zone change from CP to CG is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project. 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – To 03/05/25 – per the applicant.

COUNTY COMMISSION ACTION: March 5, 2025 – HELD – To 04/16/25 – per the applicant.

APPLICANT: PHILLIP REGESKI

CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454, CHEYENNE, WY 82009